

Recording Requested By:  
ServiceLink

14253057 B: 11498 P: 3726 Total Pages: 3  
06/18/2024 08:19 AM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SERVICELINK TITLE AGENCY INC.  
3220 EL CAMINO REALIRVINE, CA 92602

When Recorded Mail To:  
First American Title Insurance Company  
4795 Regent Blvd, Mail Code 1011-F  
Irving, TX 75063  
866-429-5179

TSG No.: 230544399-UT-MSI  
TS No.: UT2300289475  
APN: 27-18-351-049  
Property Address: 10929 S LAKE ISLAND DR  
SOUTH JORDAN, UT 84095-1262

## NOTICE OF TRUSTEE'S SALE

On 07/31/2024 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and for the purpose of foreclosing a Deed of Trust originally executed by 33 HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, in favor of HOUSEMAX FUNDING FUND I LLC, A TEXAS LIMITED LIABILITY COMPANY, which was recorded 03/22/2022, as Instrument No. 13916664, in book 11319, page 9261, of Official Records in the office of the County Recorder of SALT LAKE County, State of Utah. Executed by:

33 HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY

WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT payable in lawful money of the United States at the time of sale, or other form of payment authorized by Section 57-1-28 of Utah Code, at the sale location of: Inside the rotunda at the east main entrance of the Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, UT 84111

All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: See Exhibit A attached hereto and made a part hereof. APN# 27-18-351-049

The current beneficiary of the trust deed is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, and the record owner(s) of the property as of the recording of the notice of default is/are : 33 HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY

The street address and other common designation, if any, of the real property described above is purported to be:  
10929 S LAKE ISLAND DR, SOUTH JORDAN, UT 84095-1262

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 1,577,890.16. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located.

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property, you should understand that there are risks involved in bidding at a trustee auction. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being foreclosed may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being foreclosed, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

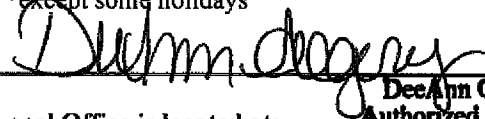
**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 57-1-27 of the Utah Code. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this Internet Web <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case UT2300289475 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

**NOTICE TO TENANT:** As stated in the accompanying Notice of Trustee's Sale, this property is scheduled to be sold at public auction to the highest bidder unless the default in the obligation secured by this property is cured. If the property is sold, you may be allowed under federal law to continue to occupy your rental unit until your rental agreement expires, or until 90 days after the date you are served with a notice to vacate, whichever is later. If your rental or lease agreement expires after the 90-day period, you may need to provide a copy of your rental or lease agreement to the new owner to prove your right to remain on the property longer than 90 days after the sale of the property. You must continue to pay your rent and comply with other requirements of your rental or lease agreement or you will be subject to eviction for violating your rental or lease agreement. The new owner or the new owner's representative will probably contact you after the property is sold with directions about where to pay rent. The new owner of the property may or may not want to offer to enter into a new rental or lease agreement with you at the expiration of the period described above.

*If the sale is set aside prior to the recording of the Trustee's Deed Upon Sale for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit or bid funds paid. The Purchaser shall have no further recourse against the Trustor, the Beneficiary or the Trustee.*

Date: 06-17-2024

First American Title Insurance Company  
4795 Regent Blvd, Mail Code 1011-F  
Irving, TX 75063  
866-429-5179  
Hours of operation are Monday-Friday 8:00am-5:00pm  
\*except some holidays

  
DeeAnn Gregory  
Authorized Signatory

Local Office is located at:  
First American Title Insurance Company  
215 South State Street, Suite 280  
Salt Lake City, Utah 84109  
Phone : 801-578-8888

FOR TRUSTEES SALE INFORMATION PLEASE CALL  
(916)939-0772

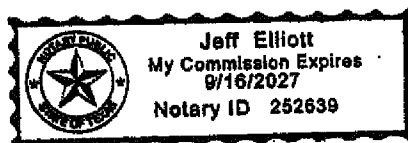
State of Texas  
County of Dallas

Before me Jeff Elliott, a Notary Public, on this day personally appeared DeeAnn Gregory, known to me to be the person whose name is subscribed to therefore going instrument and acknowledged to me that this person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this day of 06/17/2024

Witness my hand and official seal

Signature : Jeff Elliott



APN Number : 27-18-351-049  
Title Order Number : 230544399-UT-MSI  
TS Number : UT2300289475  
Notice of Sale

## **Exhibit A**

### Legal Description

LOT 103, DAYBREAK LAKE ISLAND PLAT 1, AMENDING LOTS A-4 AND A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.